

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP/(954) 797-1101

**SUBJECT:** Site Plan  
SP 5-6-02 Nova Southeastern University , 3301 College Avenue, Generally located south of SW 30 Street between University and College Avenue

**TITLE OF AGENDA ITEM:** Site Plan Approval

## **REPORT IN BRIEF:**

The applicant requests site plan approval for a total of 157,830 square foot six-story parking garage expansion to the existing parking garage for the Health Professions Divisions building, generally located south of SW 30 Street between University Drive and College Avenue. The entire garage (addition and existing) will be painted to match the Health Professions Divisions building. The colors of the garage will be Nova Chocolate and Nova Tan. The proposed parking garage extension will provide an additional 420 standard parking spaces to the existing 1,294 parking spaces for a total of 1,714 spaces.

**PREVIOUS ACTIONS:** None

## **CONCURRENCES:**

The Site Plan Committee recommended approval on July 23, 2002 subject to staff recommendations and a revised landscape plan (motion carried 3-0, Chair Evans and Vice-Chair Aucamp were absent).

**FISCAL IMPACT:** None

## **RECOMMENDATION(S):**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following condition must be met prior to final site plan approval by staff:

1. To provide a typical parking space detail on the site plan.

**Attachment(s):** Planning Report, Future Land Use Map, Zoning and Aerial Map, Site Plan

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** Nova Southeastern University, Inc.  
**Address:** 3301 College Avenue  
**City:** Davie, FL 33314  
**Phone:** (954) 262-8832

**Agent:**

**Name:** Nova Southeastern University, Inc.  
**Address:** 3301 College Avenue  
**City:** Davie, FL 33314  
**Phone:** (954) 262-8832

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan approval for an addition to the existing parking garage. The parking garage expansion is for a six story structure totaling 157,830 square feet.

**Address/Location:** 3301 College Avenue. Generally located south of SW 30 Street between University Drive and College Avenue.

**Future Land Use Plan Designation:** Regional Activity Center

**Zoning:** CF, Community Facilities District

**Existing Use:** Parking lot

**Proposed Use:** Six-story Parking garage

**Parcel Size:** 26,305 square feet (parking garage building footprint)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Baseball Field	Regional Activity Center
<b>South:</b>	Parking Lot	Regional Activity Center
<b>East:</b>	Miami Dolphins Training Camp	Regional Activity Center
<b>West:</b>	Nova Southeastern University	Regional Activity Center

**Surrounding Zoning:**

**North:** CF, Community Facilities District  
**South:** CF, Community Facilities District  
**East:** CF, Community Facilities District  
**West:** CF, Community Facilities District

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## ZONING HISTORY

**Previous Request on same property:** The site plan for Nova Southeastern University Health Professions Divisions was approved on December 21, 1994. The parking garage was originally approved as part of this submittal. The approved parking garage was a four-story structure 27 feet in overall height.

Town Council approved petition V 9-3-94 on November 16, 1994, allowing an increase in the permissible height of the Health Science Center complex, including the parking garage, to be built at a maximum height of 85 feet.

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## APPLICATION DETAILS

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for a total of 157,830 square foot six-story parking garage expansion and landscaping generally located south of SW 30 Street between University Drive and College Avenue. Parking size spaces 9' x 18' throughout.
2. *Building:* The entire garage will be painted to match the addition and will match the Health Professions Divisions building. The colors of the garage will be Nova Chocolate and Nova Tan.
3. *Access and Parking:* Access to the site is through the main entrances of the campus. The proposed parking garage extension will provide an additional 420 standard parking spaces to the existing 1,294 parking spaces for a total of 1,714 spaces. Of the total, 53 accessible parking spaces will be (30 existing, 23 proposed).
4. *Landscaping:* The expansion will increase the amount of open space to 34%. Trees include: Live Oak, Sabal Palms, Satin Leaf, and Green Buttonwood. Shrubs and ground cover include: Red Tip Cocoplum, Wax Jasmine, Cabbage Palm and Dwarf Philodendron

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## Significant Development Review Agency Comments

Based on this review, the expansion has been reviewed by all members of the Development Review Committee. The applicant needs to provide a detail of the typical parking space and

its dimensions.

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### **Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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### **Comprehensive Plan Considerations**

**Planning Area:** The proposed project is within the Planning Area Number 8 characterized by older, small scale commercial development, older single family residential neighborhoods, and newer large scale multi-family residential developments that serve the South Florida Education Center (SFEC).

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### **Staff Analysis/Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following condition must be met prior to final site plan approval by staff:

1. To provide a typical parking space detail on the site plan.

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### **Site Plan Committee Recommendation**

On July 23, 2002, the Site Plan Committee approved subject to staff recommendations and revised landscape plan by a vote of 3-0, Chair Evans and Vice-Chair Aucamp were absent.

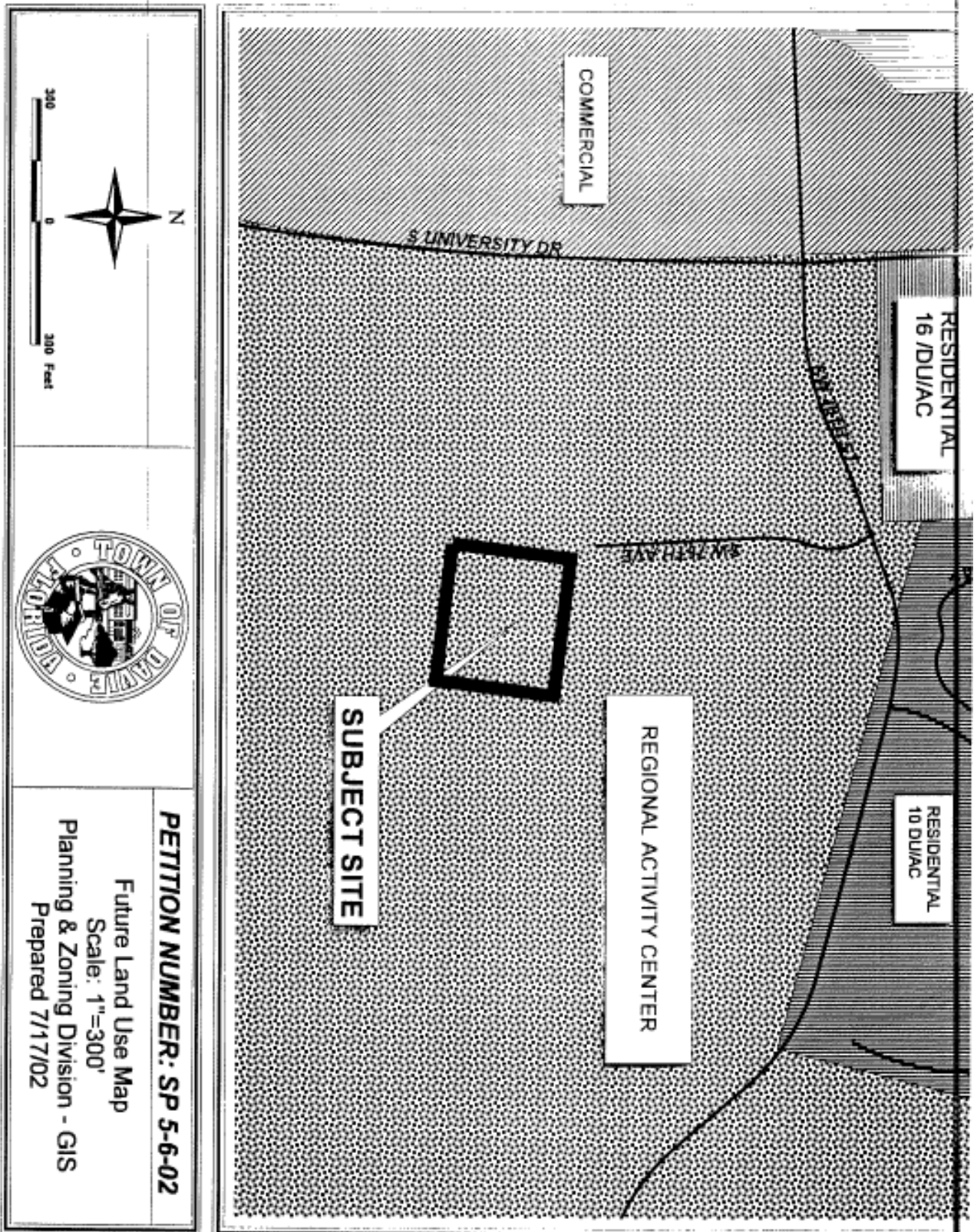
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### **Exhibits**

1. Site plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



		<p><b>PETITION NUMBER: SP 6-5-02</b></p> <p>Zoning and Aerial Map</p> <p>Date: Flown: January, 2001</p> <p>Scale: 1"=300'</p> <p>Planning &amp; Zoning Division - GIS</p> <p>Prepared 7/18/02</p>
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